



# City of Columbia, Missouri

## Meeting Minutes

### Tax Increment Financing Commission

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Thursday, September 7, 2017  
6:00 PM

Regular

Conference Room 1A  
City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

The meeting was called to order at approximately 6:04 pm.

**Present:** 10 - Andrew Beverley, Michael Kelly, Christine King, Andy Waters, Ernie Wren, John Clark, Maria Oropallo, Helen Wade, June Pitchford and Ken Pearson

#### II. INTRODUCTIONS

Members and guests introduced themselves.

#### III. APPROVAL OF AGENDA

Mr. Wren proposed adding a discussion of the email received from Randy Gray under New Business.

**Mr. Waters made a motion to approve the agenda as amended. Ms. King seconded the motion. The motion carried with all in favor.**

#### IV. APPROVAL OF MINUTES

Approval of draft minutes from the August 17, 2017 TIF Meeting

**Attachments:** [DRAFT TIF Mtg Minutes August 17, 2017](#)

Mr. Clark stated that the reference to the IRS on page three, should be a reference to the Missouri Department of Revenue instead.

**Mr. Pearson made a motion to approve the August 17th minutes as amended. Ms. King seconded the motion. The motion carried with all in favor.**

#### V. OLD BUSINESS

#### VI. NEW BUSINESS

Randy Gray email discussion

**Attachments:** [Randy Gray correspondence](#)

Tony St. Romaine explained that he and Dave Parmley attended the last DLC meeting. He was asked if the City was supportive of the project, which he stated he was. As a city staff member, he reserves the right to state his opinion of the benefits of a project and he reminded everyone that he does not get a vote on the project.

Memorandum from City Utilities Director regarding project impact on utility infrastructure.

**Attachments:** [Memo from City Utilities](#)

Mr. Wren explained that this was a request from the last meeting. The memo provided stated that current capacity could accommodate this project.

Additional supporting information by Applicant on Conservation factors and "CID/Other".

**Attachments:** [Presentation by Nasi and Parmley](#)

Pat Nasi provided sample conservation area designation projects and reviewed the conservation area requirements. Mr. Parmley provided a brief history of the ownership of the land. Mr. Parmley stated that he began leasing in March 2012. He has been leasing since then due to the potential opportunity to buy. Mr. Nasi displayed images of the land and structure pointing out areas of deterioration. He noted that there has been a lack of interest in leasing the current building. Mr. Parmley noted that this project anticipates the creation of 20 full-time and 37 part-time positions.

Mr. Nasi added that the property has remained at the current assessed value since 2005 and has not generated much revenue. The new tower will exclude room charges, lodging tax, county surtax, personal property tax, 50% of EATS, Downtown CID real estate special assessments, and County collection assessor fees from the TIF. He added that this project would help facilitate economic stability and stabilize and upgrade the existing area. The group discussed how the TIF funding works and the exclusions mentioned previously. The group discussed the "but for" test, the the necessary requirements the project must meet as a conservation area.

Mr. Kelly asked how this will fit into downtown and what impact it might have on downtown businesses and other hotels. Katie Essing, Executive Director of the Downtown CID, stated that there is no historical data to look to. Their information is mostly sales tax based, which doesn't apply here. She added that Mr. Parmley will be presenting to the CID Board next week and that will give a better indication of how business owners feel, but the general thought is that this would bring more guests downtown to eat and shop. Amy Schneider, Director of the Convention and Visitors Bureau, stated that this will bring meeting space and additional rooms where new hotels have not included meeting space. She did not feel that this would take business away from other hotels, and would likely help bring more small conferences to town. There is a Columbia Hospitality Association that meets next week, which may take a position on this project. She added that there are plans for hotels to add rooms in the coming few years which will bring 388 rooms at Discovery Ridge, 210 rooms to I-70, and 80 rooms at Springhill Suites.

Additional supporting information by Applicant on how the proposed project meets the City's criteria for evaluating TIF applications.

Notes for this discussion are included with the "Additional supporting information by Applicant on Conservation factors and "CID/Other" topic.

Analysis of taxes not captured by TIF for each taxing jurisdiction if the project is built.

Notes for this discussion are included with the "Additional supporting information by Applicant on Conservation factors and "CID/Other" topic.

Discussion/Questions from TIF Commission Members.

There were no additional questions from members.

**VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF**

Ms. King noted that the developer and Mr. St. Romaine will be presenting the TIF proposal at the Board of Education meeting on Monday October 9th. At that time, the Board of Education will engage in discussion and ask questions, but will not cast a vote until either the October Work Session or November 13th Board meeting. She added that these meetings are open to the public, so she wanted to let the TIF Commission know their time line.

**VIII. NEXT MEETING DATE**

The TIF Public Hearing is scheduled for October 4, 2017 in the City Hall Council Chamber. Mr. Wren reminded that they do not intend to vote on the TIF project at that time.

**IX. ADJOURNMENT**

**Mr. Pearson made a motion to adjourn the meeting. Ms. King seconded the motion. The motion carried with all in favor. The meeting adjourned at approximately 7:16 pm.**